

BEG NE COR OF SW1/4 OF SE1/4, RU  
 132.15 FT TO W R/W OF A CO RD, S  
 R/W 539.02 FT TO C/L OF A CO GRD

KIROUAC MATHEW R/KIROUAC LISA N  
 16215 SEPTEMBER DR  
 LUTZ, FL 33558

**2026**

01-6S-15-00501-099  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 71,046 TOTAL MARKET VALUE 71,046 SOH/AGL Deduction 11,941 ASSESSED VALUE 59,105 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 59,105 TOTAL JUST VALUE 71,046 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 59,206											
																				PERMIT NUM DESCRIPTION AMT ISSUED 40004 ELECTRICAL 0 06/23/2020											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1462/1202 3/15/2022 WD U V 37 137,000 GRANTOR: MARCUS BASIL G GRANTEE: KIROUAC MATHEW R 1462/1202 3/15/2022 WD U V 37 137,000 GRANTOR: MARCUS BASIL G GRANTEE: KIROUAC MATHEW R											
DOR CODE 0000 VACANT										BLD DATE										LGL DATE 05/06/2026 MLU											
MAP NUM MKT AREA 02										XF DATE										LAND DATE											
NEIGHBORHOOD/LOC 1615.00 1.00/										INC DATE										AG DATE											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES																															
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES															

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0000	C	VAC RES	0		A-1	0.00	0.00	5.92	AC		1.00	1.00	1.00	12,000.00	12,000.00	71,040							
2	7610	C	CEMETERY	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	13.00	13.00	6							